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1078-1080 HUMBOLDT AVE.
CHICO, CA. 95928

HIGHLIGHTS

- Price: \$879,000.00
- SQ FT: 3,232
- SQ FT Lot: 13,504
- Year Built: 1900
- Property Type:
- 3 Occupied Units
- #1 Warehouse
- #2 Cafe/Retail
- #3 Residentail Apartment
- Listing ID: OR26024867
- APN: 004-353-012-000



INVESTMENT OPPORTUNITY

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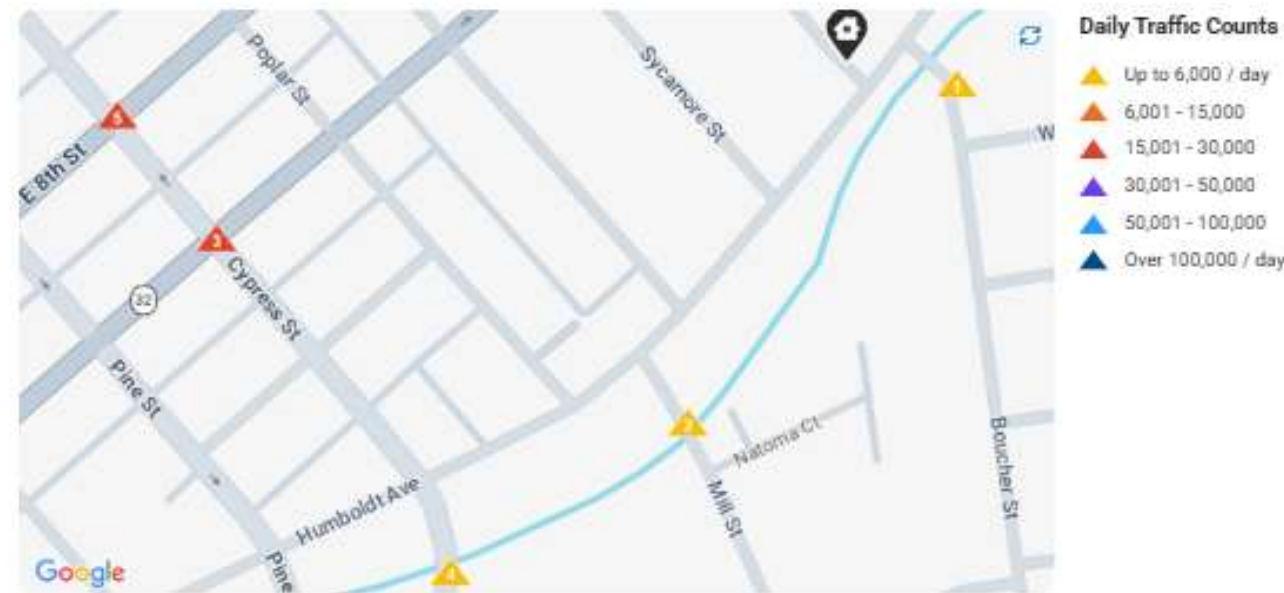


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TRAFFIC COUNTS



Traffic Counts



Traffic Counts within 1 mile by Proximity

2,984	2,486	18,425	3,916	17,568
Boucher St	Mill St	East 9th Street	Cypress St	East 8th Street
2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts	2025 Est. daily traffic counts
Cross: Wisconsin St Cross Dir: S Distance: 0.03 miles	Cross: Natoma Ct Cross Dir: SE Distance: 0.02 miles	Cross: Alder St Cross Dir: NE Distance: 0.03 miles	Cross: Humboldt Ave Cross Dir: N Distance: 0.04 miles	Cross: Poplar St Cross Dir: NE Distance: 0.03 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2012 ▲ 3,000 AADT	2012 ▲ 2,500 AADT	2022 ▲ 19,700 MPSI Estimate 2021 ▲ 19,050 AADT 2017 ▲ 16,900 AADT 2015 ▲ 16,900 AADT 2014 ▲ 16,900 AADT	2012 ▲ 3,850 AADT	2022 ▲ 17,200 MPSI Estimate 2021 ▲ 17,800 AADT 2018 ▲ 18,900 AADT 2017 ▲ 16,800 AADT 2015 ▲ 16,800 AADT

AAADT - Annual Average Daily Traffic ADT - Average Daily Traffic AAWDT - Average Weekly Daily Traffic
 NOTE: Daily Traffic Counts are a mixture of actual and estimates.



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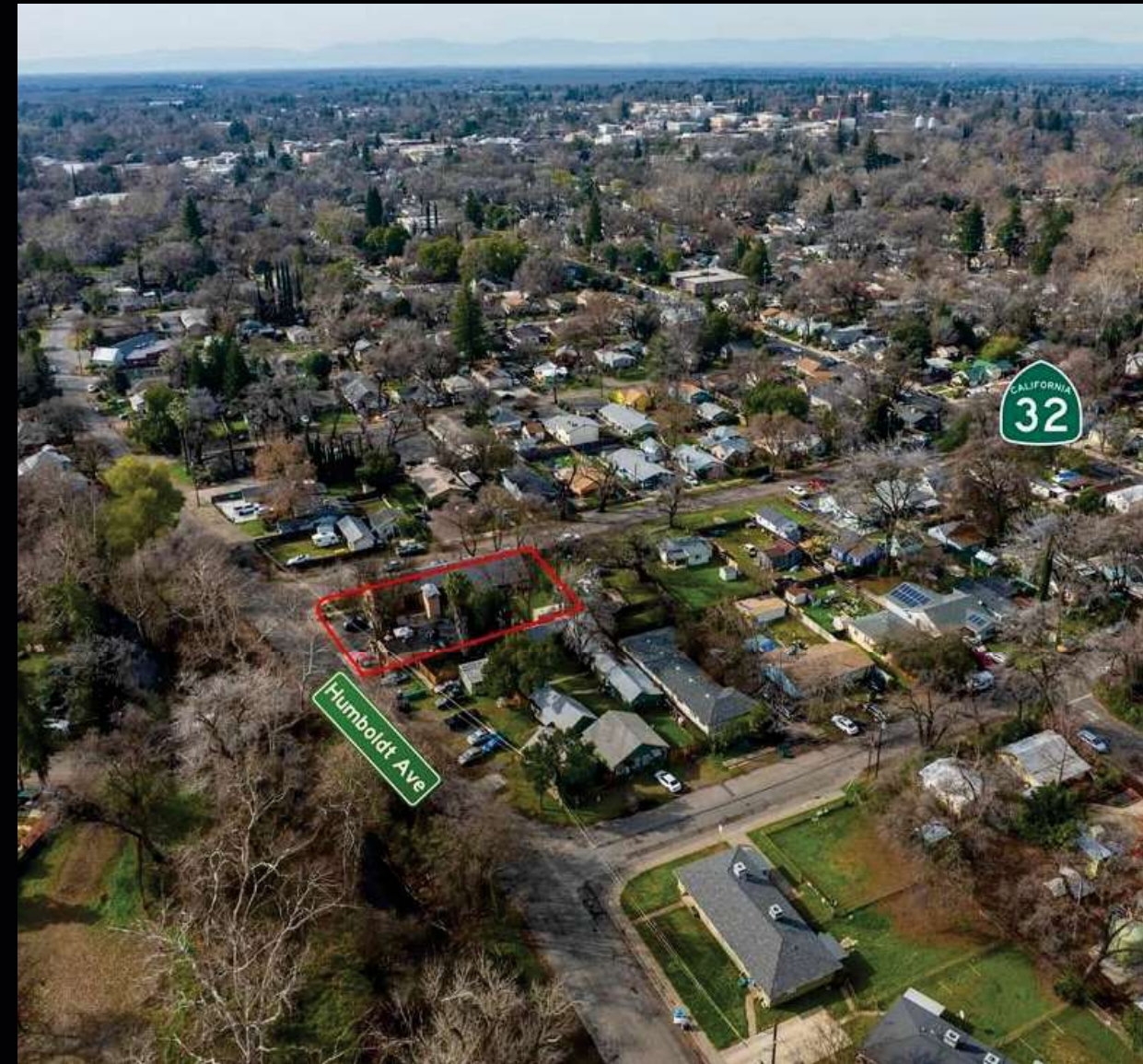
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CITY OVERVIEW

City of Chico

Chico is home to a thriving local economy with a strong emphasis on community, making it an attractive place for businesses. The city boasts a diverse range of industries, including healthcare, education, and technology, with a steady flow of talent from California State University, providing a skilled workforce. For business owners, the city's central location within Northern California, business-friendly atmosphere, affordable housing, and vibrant cultural scene make it an attractive destination.

Chico is also known for its beautiful natural landscapes, including Bidwell Park—one of the largest municipal parks in the country—Chico offers ample opportunities for outdoor recreation, from hiking and biking to picnicking and swimming, creating an ideal work-life balance.



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